

**TOWN OF BUCKEYE
REGULAR COUNCIL MEETING
MARCH 1, 2005
MINUTES**

**Town Council Chambers
100 N. Apache Road
Buckeye, AZ 85326
7:00 p.m.**

1. Call to Order/Pledge of Allegiance/Roll Call.

Mayor Hull led the pledge of allegiance and called the meeting to order at 7:05 p.m.

Members Present: Councilman Meck, Councilman Beard, Vice Mayor Urwiller, Mayor Hull, Councilwoman May, and Councilman Garza

Members Absent: Councilman Doster

Staff Present: Carroll Reynolds, Linda Garrison, Lucinda Aja, Woody Scoutten, Bob Costello, Toni Brown, Iris Wallace, Jeanine Guy, Chris Young, Dee Hathaway, Kim Sandstrom, Denise Lacey, Phil Garthright, Ron Brown, Dave Owens, Dennis Zwagerman, and Manuel Padilla.

2. Comments from the Public

Kyle Hindman asked to approach Council on item 5O.

Richard Adams approached Council about his problems with APS, he was hoping the Town would re-evaluate their franchise contract with them. He would also like a penalty imposed on APS for not following the agreement.

3. All items with an (*) are considered to be routine matters and will be enacted by one motion and vote of the Town Council. Motion made by Vice Mayor Urwiller and seconded by Councilman Meck to approve Items *3, *4, *5A, *5B, and *5C on the Consent Agenda as presented. Councilwoman May voted no on Item 5A. Councilman Meck, Councilman Beard, Vice Mayor Urwiller, and Councilman Garza voted aye. Motion Carried

CONSENT AGENDA

***3.** Council approved the minutes of the February 15, 2005 Council meeting.

***4.** Council approved invoices due by the Town for payment. Copies of invoices are available at Town Hall.

5. New Business

***5A.** approved a request from Buckeye Rotary for a Special Event Liquor License in connection with a fundraiser to be held at 613 N. 4th Street on March 18, 19, and 20th.

***5B.** Council approved the authorization, execution and delivery of a software license agreement (D-Fast) with NBS Government Finance Group.

***5C.** Council approved the request from Public Works for the lease purchase of a Ford F-150 pickup truck for the Senior Civil Engineering position. The lease is for three years with an annual payment of \$5,226.47 from line item 070-50-642 Highway User Revenue.

Non Consent Agenda

5D. Resolution 20-05 approving the Final Plat of a subdivision to be known as "Verrado Parcel 4.802" VERRADO FP04-512

Request by Biskind, Hunt & Taylor, P.L.C. to adopt Resolution 20-05 approving a subdivision to be known as "Verrado Parcel 4.802" located within Planning Unit IV in a portion of Phase 1B of the Verrado Master Planned Community in a portion of Section 30, Township 2 North, Range 2 West and a portion of Section 30, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County. Site consists of 10.58 acres, 38 lots with a typical size of 70'x130' and a density of approximately 3.59 dwelling units per acre. Council to consider and if advisable, adoption 20-05 approving the Final Plat. Motion made by Vice Mayor Urwiller and seconded by Councilwoman May to approve with a stipulation of no parking on one side of the roadway and no parking 50 – 60 feet from an intersection. Motion passed unanimously.

1). March 1, 2005 Regular Minutes

5E. Resolution 21-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.803”

VERRADO FP04-513

Requested by Biskind, Hunt & Taylor, P.L.C. to adopt Resolution 21-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.803” located within Planning Unit IV in a portion of Phase 1B of the Verrado Master Planned Community in a portion of Section 30, Township 2 North, Range 2 West and a portion of Section 30, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County. Site consists of 2.10 acres, 11 lots with a typical size of 90’x130+’ and approximately 2.12 dwelling acres per acre. Motion made by Vice Mayor Urwiller and seconded by Councilwoman May to approve with a stipulation of no parking on one side of the roadway and no parking 50 – 60 feet from an intersection. Motion passed unanimously.

5F. Resolution 22-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.804”

VERRADO FP04-514

Request by Biskind, Hunt & Taylor, P.L.C. to adopt Resolution 22-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.804” located within Planning Unit IV in a portion of Phase 1B of the Verrado Master Planned Community in a portion of Section 30, Township 2 North, Range 2 West and a portion of Section 30, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County. Site consists of 10.50 acres, 50 lots with a typical size of 50’x110’ and a density of approximately 4.8 dwelling units per acre. Motion made by Vice Mayor Urwiller and seconded by Councilwoman May to approve with a stipulation of parking on one side of the roadway and no parking 50 – 60 feet from an intersection. Motion passed unanimously.

5G. Resolution 23-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.806”

VERRADO FP04-515

Request by Biskind, Hunt & Taylor, P.L.C. to adopt Resolution 23-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.806” located within Planning Unit IV in a portion of Phase 1B of the Verrado Master Planned Community in a portion of Section 30, Township 2 North, Range 2 West and a portion of Section 30, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County. Site consists of 7.71 acres, 39 lots with a typical size of 55’x120’ and a density of approximately 4.92 dwelling units per acre. Motion made by Vice Mayor Urwiller and seconded by Councilwoman May to approve with a stipulation of parking on one side of the roadway and no parking 50 – 60 feet from an intersection. Motion passed unanimously.

5H. Resolution 24-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.808”

VERRADO FP04-511

Request by Biskind, Hunt & Taylor, P.L.C. to adopt Resolution 24-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.808” located within Planning Unit IV in a portion of Phase 1B of the Verrado Master Planned Community in a portion of Section 30, Township 2 North, Range 2 West and a portion of Section 30, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County. Site consists of 4.08 acres, 19 lots with a typical size of 55’x130’ and a density of approximately 4.5 dwelling units per acre. Motion made by Vice Mayor Urwiller and seconded by Councilwoman May to approve with a stipulation of parking on one side of the roadway and no parking 50 – 60 feet from an intersection. Motion passed unanimously.

5I. Resolution 25-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.809”

VERRADO FP04-510

Request by Biskind, Hunt & Taylor, P.L.C. to adopt Resolution 25-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.809” located within Planning Unit IV in a portion of Phase 1B of the Verrado Master Planned Community in a portion of Section 30, Township 2 North, Range 2 West and a portion of Section 30, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County. Site consists of 7.58 acres, 49 lots with a typical size of 45’x100’ and a density of approximately 6.3 dwelling units per acre. Motion made by Vice Mayor Urwiller and seconded by Councilwoman May to approve with a stipulation of parking on one side of the roadway and no parking 50 – 60 feet from an intersection. Motion passed unanimously.

5J. Resolution 26-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.810”

VERRADO FP04-516

Request by Biskind, Hunt & Taylor, P.L.C. to adopt Resolution 26-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.810” located within Planning Unit IV in a portion of Phase 1B of the Verrado Master Planned Community in a portion of Section 30, Township 2 North, Range 2 West and a portion of Section 30, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County. Site consists of 5.78 acres, 25 lots with a typical size of 55’x120’ and a density of approximately 4.3 dwelling units per acre. Motion made by Vice Mayor Urwiller and seconded by Councilwoman May to approve with a stipulation parking on one side of the roadway and no parking 50 – 60 feet from an intersection. Motion passed unanimously.

**5K. Resolution 27-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.811”
VERRADO FP04-517**

Request by Biskind, Hunt & Taylor, P.L.C. to adopt Resolution 27-05 approving the Final Plat of a subdivision to be known as “Verrado Parcel 4.811” located within Planning Unit IV in a portion of Phase 1B of the Verrado Master Planned Community in a portion of Section 30, Township 2 North, Range 2 West and a portion of Section 30, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County. Site consists of 13.03 acres, 52 lots with a typical size of 60’x120’ and a density of approximately 4.0 dwelling units per acre. Motion made by Vice Mayor Urwiller and seconded by Councilwoman May to approve with a stipulation parking on one side of the roadway and no parking 50 – 60 feet from an intersection. Motion passed unanimously.

**5L. Resolution 28-05 approving the Final Plat of a subdivision to be known as “Sun City Festival, Parcel V-1”
SUN CITY FESTIVAL FP04-497**

Request by Coe & Van Loo on behalf of Pulte Homes for Council to consider and adopt Resolution 28-05 approving the Final Plat of a subdivision to be known as “Sun City Festival, Parcel V-1” located in the Planning Unit Plan of Sun City Festival, as a part of the Master Planned Community of Festival Ranch (Southwest from the intersection alignment of Beardsley Road and 263rd Avenue) and also located in portions of the southeast quarter of Section 23 and the southwest quarter of Section 24 and the northeast quarter of Section 26, Township 4 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County. The site consists of 57 lots on 14.93 gross acres with a gross density of 4.11 dwelling units per acre and a net density of 3.80 dwelling units per acre. Dennis Zwagerman stated that the 60 foot minimum lot width is consistent with the CMP. Council asked if the Fire Department would have difficulty getting in the neighborhood in the event of an emergency, Bob Costello said there would be no more difficulty in this neighborhood than in other communities like it. He said they are forced to work with what the town approves and better access with parking restrictions and parking on one side would be helpful. Woody Scoutten said parking is limited to one side only and these details can still be worked out. Scott Ruby pointed out that the Town needs to be consistent with their decisions and guidelines with all builders. Suncity Festival would like Council to follow seat of other approvals. Scott Rounds said he is okay with the restrictions although 32 foot streets would be better and it would allow parking on both sides. Dennis Zwagerman suggested that they get some questions answered and take it to the next agenda. Motion made by Councilman Meck and seconded by Councilwoman May to Table Item L. Motion passed unanimously.

**5M. Resolution 29-05 approving the Final Plat of a subdivision to be known as “Sun City Festival, Parcel C-1”
SUN CITY FESTIVAL FP04-501**

Request by Coe & Van Loo on behalf of Pulte Homes adopt Resolution 29-05 approving the Final Plat of a subdivision to be known as “Sun City Festival, Parcel C-1” located in the Planning Unit Plan of Sun City Festival, as a part of the Master Planned Community of Festival Ranch (Southwest from the intersection alignment of Beardsley Road and 263rd Avenue) and also located in portions of the southeast quarter of Section 23 and the southwest quarter of Section 24 and the northeast quarter of Section 25, Township 4 North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County. The site consists of 143 lots on 36.87 net acres with a net density of 3.88 dwelling units per acre. After some discussion a motion made by Councilman Meck and seconded by Councilwoman May to Table Item 5L. Motion passed unanimously.

**5N. Resolution 30-05 approving the Final Plat of a subdivision to be known as “Sundance Parcel 7”
SUNDANCE FP04-357**

Request by RBF Consulting on behalf of Buckeye Land, L.L.C. to adopt of Resolution 30-05 approving the Final Plat of a subdivision to be known as “Sundance Parcel 7” located in the Master Planned Community of Sundance (southwest from the intersection alignment of Watson Road and Van Buren Street) and also located in a portion of the northeast quarter of Section 9, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County. The site consists of 242 lots on 68.69 net acres with a density range of 3.1 to 8 dwelling units per acre and a net density of 3.58 dwelling units per acre. Paul Gilbert stated that he felt that they were entitled because they had followed guidelines in the CMP but they are willing to compromise and add stipulations. Councilman Garza said that the street width of 28 feet is not working for the Town. Councilman Meck made a motion to approve with the stipulation of no street parking. The motion died for lack of a second. Motion made by Councilmember Beard and seconded by Councilwoman May to table Item 5N until they could discuss the issues with the Fire Department. Councilman Meck voted No. Mayor Hull, Vice Mayor Urwiller, Councilwoman May and Councilman Garza voted aye. Motion carried.

50. RESOLUTION 31-05 TOWN'S WASTEWATER TREATMENT PLANT

Kyle Hindman requested to approach Council for Public Comment because his farm is next to the area where the Wastewater Treatment Plant will be located and he would like to see the Plant be covered instead of uncovered. Carroll Reynolds encouraged the Town to move forward. It would cost the Town an additional \$2 million to have it covered like Verrado. Motion made by Vice Mayor Urwiller and seconded by Councilman Beard to approve Resolution 31-05 authorizing the acquisition of easements necessary for the operation of the Town's Wastewater Treatment Plant and declaring an emergency. Councilman Meck abstained. Motion carried.

6. Town Manager's Report

- Staff reports to Council will be returning in the near future.
- Development Fees will be discussed with Community Development and Finance.
- He will be meeting with the Homebuilders Association to discuss permits and street widths.

7. Comments from the Mayor and Council

Councilman Meck – Skateboard Park Grand Opening was wonderful, thanks to Jeanine and her staff.

Councilman Beard- Skateboard Park Grand Opening was well attended.

Vice Mayor Urwiller- Mainstreet presentation at the Council Retreat was good.

Councilwoman May- None

Councilman Garza- None

Mayor Hull- Jeanine and staff did a great job at the Skatepark Grand Opening.

8. Adjournment.

There being no further business to come before the Council moved by Councilwoman May and seconded by Councilman Meck to adjourn the meeting at 8:20 p.m. Motion passed unanimously.

Dustin Hull, Mayor

ATTEST:

Linda Garrison, Town Clerk

I hereby certify that the foregoing is a true and correct copy of the Regular Council Meeting held on the 1st day of March, 2005. I further certify that the meeting was duly called and that a quorum was present.

Linda Garrison, Town Clerk